

Staff Summary Report



Hearing Officer Hearing Date: May 1, 2007

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by **DIRECTBUY (PL070152)** located at 2000 West University Drive for one (1) use permit.

DOCUMENT NAME: 20070501dssd02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **DIRECTBUY (PL070152)** (Michael Ricketts, applicant/property owner) located at 2000 West University Drive in the GID, General Industrial District for:

ZUP07047 Use permit to allow a retail/wholesale showroom.

PREPARED BY: Steve Abrahamson, Senior Planner (480-350-8359)

REVIEWED BY: N/A

FINAL REVIEW BY: Lisa Collins, Planning Director (480-350-8989)

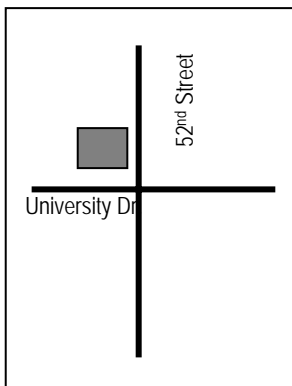
A handwritten signature in black ink, appearing to be 'LC' or similar initials, located next to the 'FINAL REVIEW BY' line.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1 - 5

ADDITIONAL INFO: DirectBuy is requesting approval of a use permit to allow retail/wholesale showroom located at located at 2000 West University Drive in the GID, General Industrial District. The proposed business will occupy approximately all 71,256 s.f. of space of an existing office and warehouse building. Staff is recommending approval of the request with conditions. To date, there has been no public input.



ATTACHMENTS:

1. List of Attachments
 2. Comments; Reason for Approval
 3. Conditions of Approval; History & Facts/Description,
Zoning & Development Code Reference
-
- A. Location Map(s)
 - B. Aerial Photo(s)
 - C. Letter of Intent
 - D. Site Plan
 - E. Floor Plan

COMMENTS:

DirectBuy is requesting approval of a use permit to allow retail/wholesale showroom located at located at 2000 West University Drive in the GID, General Industrial District. . The proposed business will occupy approximately all 71,256 s.f. of an existing office and warehouse building. The site is located at the northwest corner of 52nd Street and University Drive. The property is located within an industrial area with retail (convenience store) directly across the street.

The business operation is a members-only buying club with hours of operation ranging from 10:00 a.m. to 5:30 p.m. Tuesday through Saturday; closed on Sunday and Monday. The location will be staffed by 25 employees with an anticipated average daily customer count of 30.

To date, there has been no public input to the request.

Use Permit

The Zoning and Development Code requires a retail use / business to obtain a use permit in the GID, General Industrial District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This is a retail showroom use; there should be minimal nuisances within this industrially zoned area.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the request for the use permit subject to the attached conditions of approval.

REASON(S) FOR APPROVAL:

1. Traffic generated by this use should not be excessive.
2. There will be no apparent damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
3. The use appears to be compatible with the building, site and adjacent properties.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
2. The use permit is transferable. Should the business be sold, the new owners must reprocess for administrative review.
3. The use permit is valid for the plans and business operation as submitted to and approved by the Hearing Officer/Board of Adjustment.
4. Any expansion or intensification of use shall require a new use permit to be approved.
5. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing set to re-evaluate the appropriateness of the use permit.

HISTORY & FACTS:

January 21, 1994

Final Inspection for a new 18,728 s.f. office / warehouse building.

DESCRIPTION:

Owner – Michael Ricketts
Applicant – Michael Ricketts
Existing zoning – GID, General Industrial District
Total Site Area – 71,256 s.f. / 164 acres
Total Building Area – 18,728 s.f.
Total Parking Required – 63 spaces
Total Parking Provided – 74 spaces

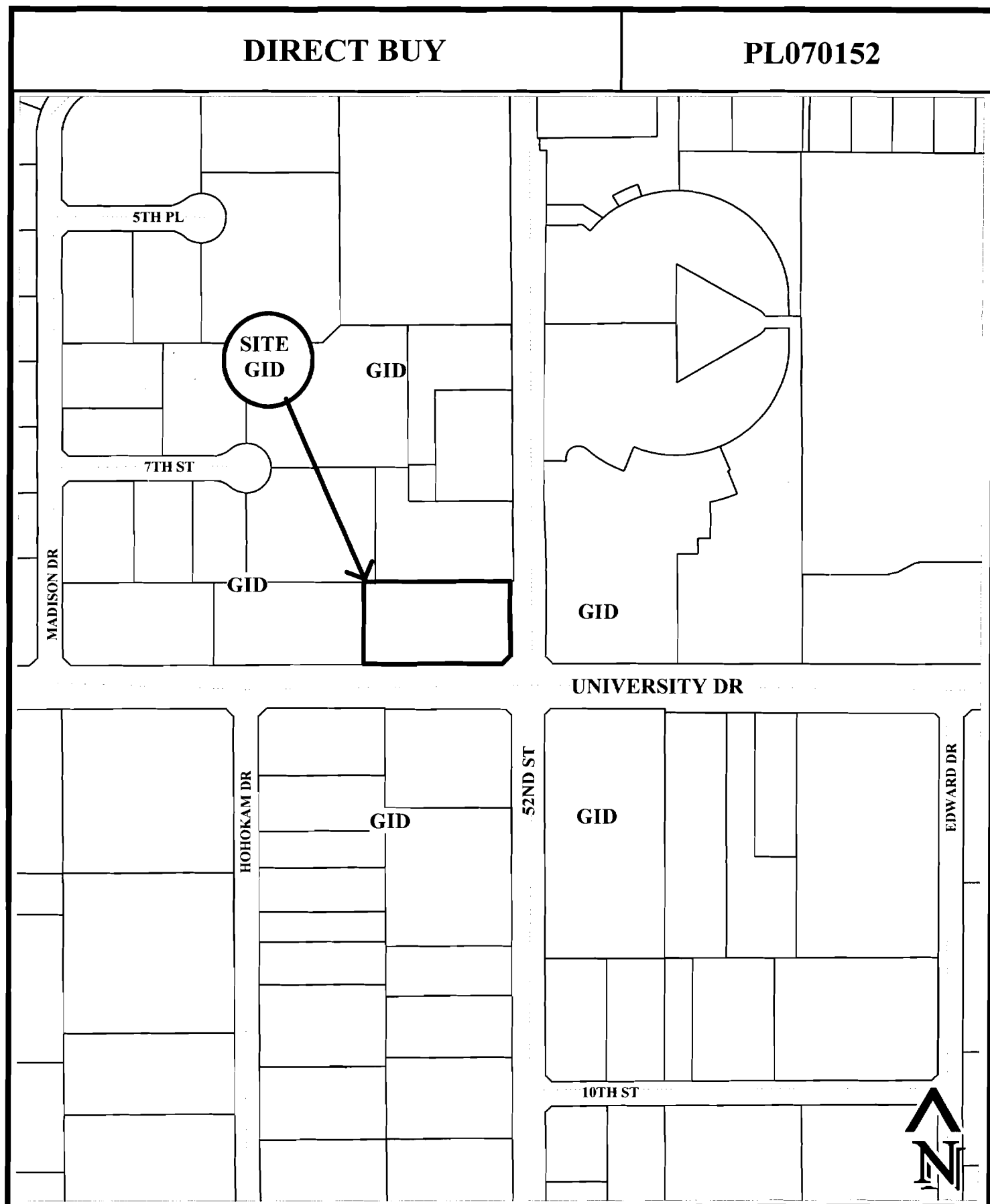
**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

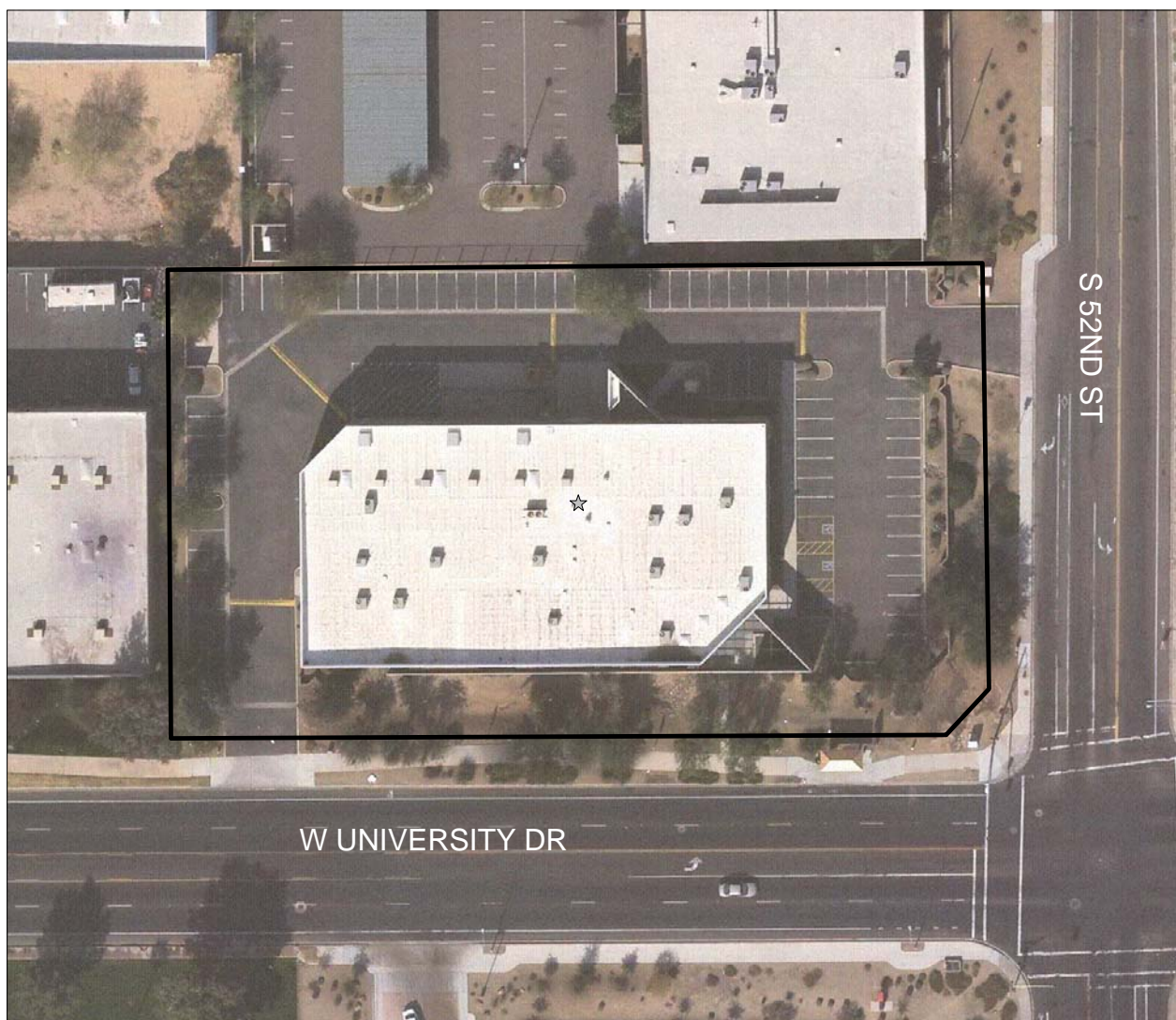
Part 3, Chapter 3, Section 3-302
Permitted Uses in Office/Industrial Districts – Table 3-302A – Retail uses – allowed in the commercial and mixed-use districts (except outdoor display) in GID, General Industrial District requires a use permit;

Part 6, Chapter 3, Section 6-308
Use Permit.

DIRECT BUY

PL070152





DIRECTBUY (PL070152)



Karen Hansen & Michael Ricketts
FRANCHISE OWNERS

RECEIVED
07 APR 12 AM 6:47
TEMPE-DEVELOPMENT
SERVICES DEPARTMENT

April 3, 2007

City of Tempe
Development Services
31 East Fifth Street
Tempe, AZ 85280-5002

Letter of Explanation

Direct Buy is a Member's Only Buying Club the hours of operation are

Showroom Hours: Tuesday- Thursday 1:00 pm

Friday – Saturday 10:00 to 4:00pm

Closed Sunday and Monday

Warehouse hours: Tuesday – Thursday 10:00 to 5:30

Friday Saturday 10:00 to 4:30

Closed Sunday and Monday

Employee count is 25 Average daily member visitation is approximate 30

Due to the national recognition of Direct Buy we feel that our presence in the surrounding area will be an asset to the city. Because we are purchasing the premises our goal is to establish a positive relationship with both the city and our neighboring businesses, Part of our business success depends on the area maintaining an upscale appeal therefore, not causing any nuisances or deterioration to the neighborhood, but instead will strive to work directly with the city in obtaining its goals and policies.

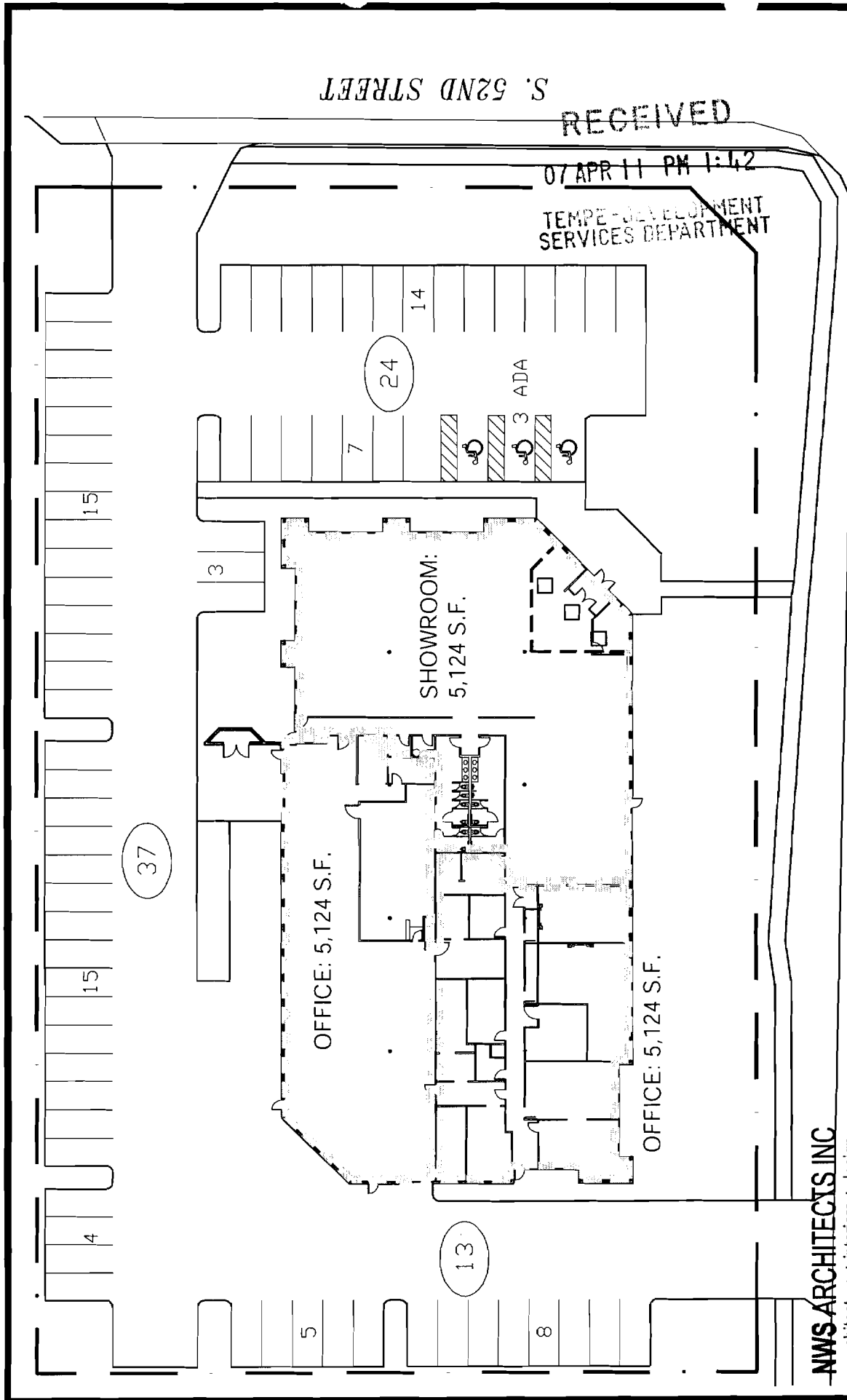
Because we are not open to the general public we will not cause any significant vehicular or pedestrian traffic in the adjacent area, nor cause any disruptive behavior in the surrounding area or the general public. Our members enter and leave our premises in a fashionable order.

RECEIVED
07 APR 12 AM 6:47
TEMP DEVELOPMENT
SERVICES DEPARTMENT

The DirectBuy concept is an invitation only process, at that time potential members receive information about cost and privileges of membership with DirectBuy. The confidential cost of membership varies by the plan our members chose and can range up to \$4,750.00.

Sincerely,

DirectBuy, Inc



NWS ARCHITECTS INC

architecture + interiors + design



230 WEST MONROE STREET SUITE 210 CHICAGO ILLINOIS 60606
T 312 332 2062 | WWW.NWSARCHITECTS.COM | F 312 332 984

W. UNIVERSITY DRIVE



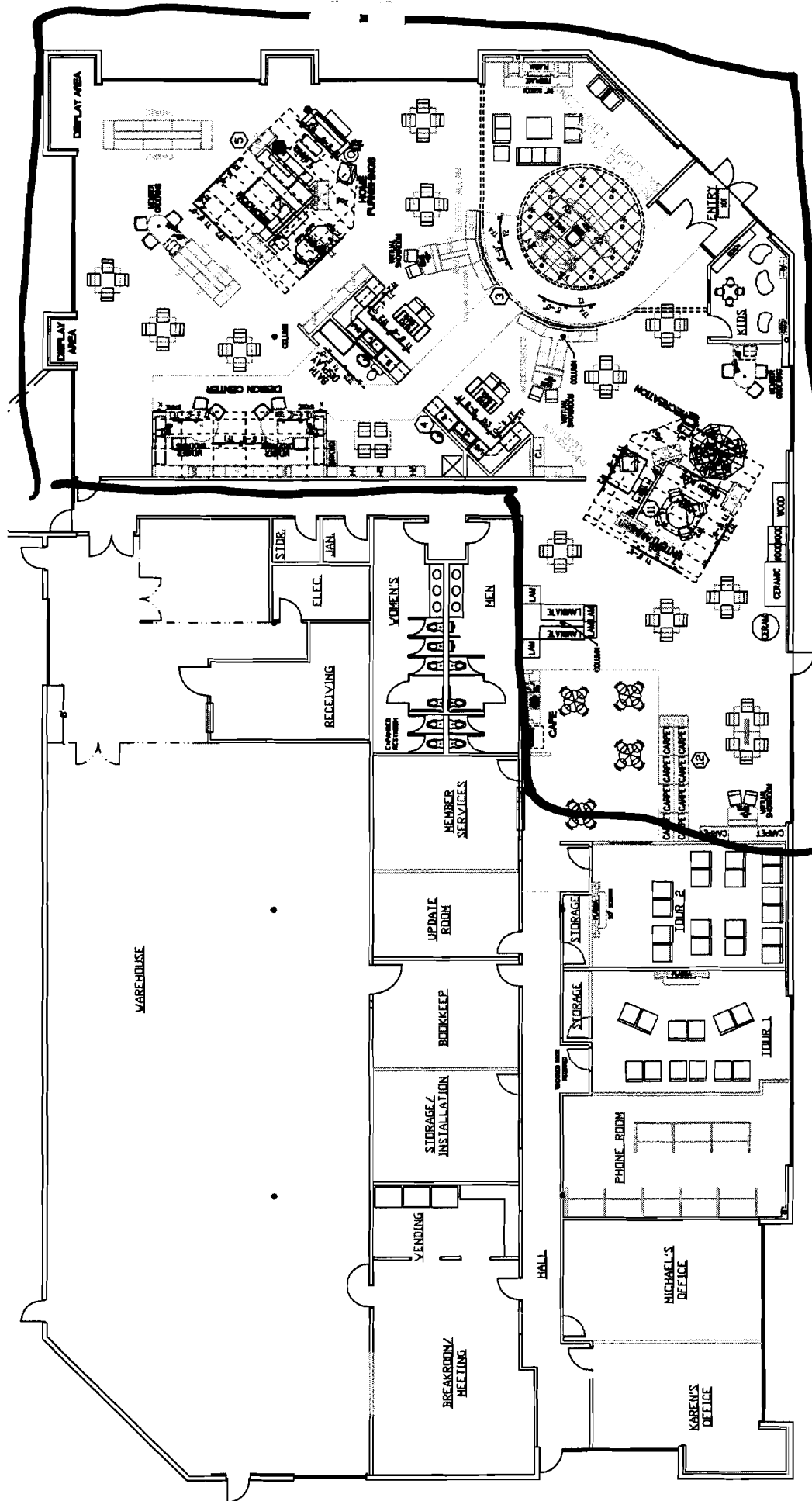
DirectBuy

INTERIOR REMODEL

2000 W. UNIVERSITY DRIVE
TEMPE, AZ

OFFICE: 5,124 S.F.
SHOWROOM: 7,541 S.F.
WAREHOUSE: 5,656 S.F.

SHOWROOM/OFFICE @ 300S.F. PER SPACE = 43 STALLS
WAREHOUSE @ 500S.F. PER SPACE = 12 STALLS
REQUIRED NUMBER OF STALLS = 55
EXISTING TOTAL STALLS = 74



NOTES:

- ① DIMENSIONS ARE FOR INFORMATIONAL PURPOSES ONLY, AND MAY NOT REFLECT FINAL ARCHITECTURAL PLANS OR DIMENSIONS.
- ② PROPOSED INTERIOR WALLS AND VIGNETTE WALLS ARE SHOWN/REPRESENTED AS 4 7/8" WIDE UNLESS OTHERWISE NOTED OR SPECIFIED.
- ③ CURVED WALLS AT RECEPTION AREA ARE 9'-0" TALL.
- ④ VIGNETTE WALLS ARE 9'-6" TALL.
- ⑤ TYPICAL WIDTH OF END WALLS FOR VIGNETTES ARE 4'-0" (TO ACCOMMODATE CABINETS), UNLESS OTHERWISE SPECIFIED.
- ⑦ LOCATIONS OF UTILITY LINES (WHEN APPLICABLE) ARE LIMITED AND BASED ON INFORMATION PROVIDED BY OTHERS.
- ⑨ IF DRAWING IS IN PDF/PRINT FORMAT, DIMENSIONS MAY NOT BE TO SCALE OR EXACTLY TO SCALE DUE TO PDF/PRINTER CAPABILITIES. DO NOT ASSUME DIMENSIONS BY SCALING MEASUREMENTS OFF OF PDF OR PRINTED DRAWINGS.
- ⑩ L-CURVED LENGTH, R-RADIUS, C-CORNER (STRAIGHT LINE FROM ONE END OF CURVE TO OTHER END OF CURVE)
- ⑪ VIGNETTE WALLS TO BE CONSTRUCTED WITH WOOD STUDS (NOT METAL).
- ⑫ ALL BOOKCASE/CABINETS MUST BE BRACED/SUPPORTED TO PREVENT TIPPING.

DATE: 11.13.06 DRAWN BY: DBA SHEET NO.: 1 OF 1	CENTER NAME: DirectBuy of SCOTTSDALE	DRAWING TITLE: INTERIOR LAYOUT	CENTER DEVELOPMENT 8450 BROADWAY P.O. BOX 13006 MERRILLVILLE, IN 46411 SCOTTSDALE REVISED.dwg
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